

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

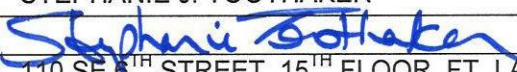
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Madison Fort Lauderdale LLC
Property Owner's Signature	See attached authorization
Address, City, State, Zip	5619 DTC Parkway #800 Greenwood Village, CO 80111
E-mail Address	AKaye@madisoncap.com
Phone Number	212.891.9990
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	STEPHANIE J. TOOTHAKER
Applicant / Agent's Signature	
Address, City, State, Zip	110 SE 8 TH STREET, 15 TH FLOOR, FT. LAUDERDALE, FL 33316
E-mail Address	SJT@TRIPPSCOTT.COM
Phone Number	954-765-2905
Letter of Consent Submitted	YES

Development / Project Name	Hampton Inn & Suites / Fort Lauderdale Marina
Development / Project Address	Existing: 1335 SE 16 th Street New: No Change
Legal Description	A portion of Block 6, Herzfelds Addition to Lauderdale Harbors (35/22)
Tax ID Folio Numbers (For all parcels in development)	504214160780
Request / Description of Project	Conditional Use for Marina Hotel Site Plan Approval with Parking Reduction
Applicable ULDR Sections	47-23.4, Conditional Use Permit 47-23.8 Waterway Use 47-25.3 Neighborhood Compatibility 47-20.3 Parking Reduction
Total Estimated Cost of Project	\$24,000,000 (Including land costs)
Estimated Park Impact Fee	\$222,500 (178 rooms @ \$1250)

Future Land Use Designation	Commercial
Proposed Land Use Designation	same
Current Zoning Designation	B-1, Boulevard Business
Proposed Zoning Designation	same
Current Use of Property	Marina with Dry Boat Storage
Residential SF (and Type)	--
Number of Residential Units	--
Non-Residential SF (and Type)	109,428 s.f. (marina hotel)
Total Bldg. SF (include structured parking)	159,330 s.f. (including parking)
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes Seminole River <input type="checkbox"/> No

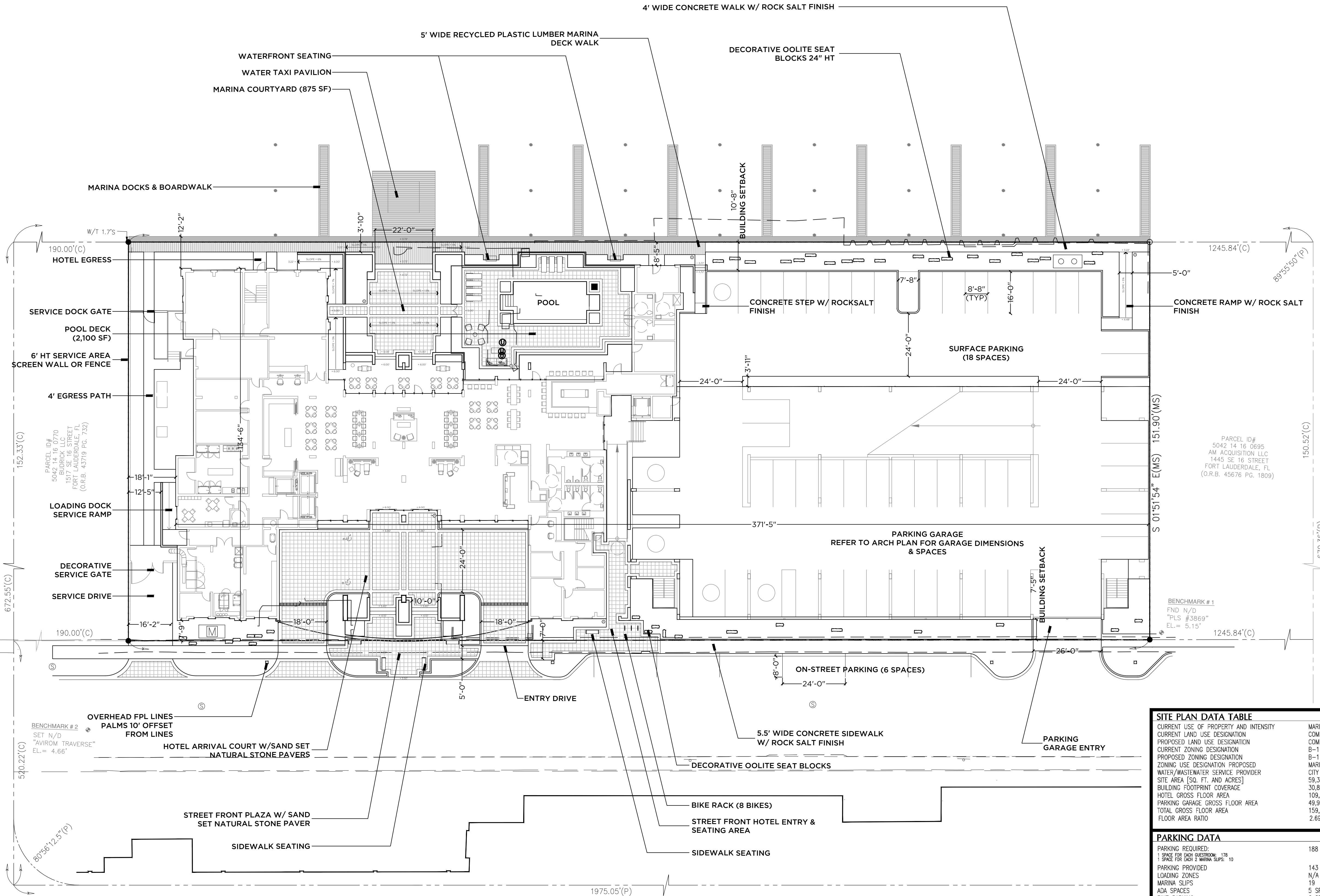
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None	59,324 s.f. 1.36 acres
Lot Density	--	N/A
Lot Width	None	390'
Building Height (Feet / Levels)	150'	83'6" to roof deck 8 floors
Structure Length	None	174' hotel; 202' garage
Floor Area Ratio	None	2.7 FAR
Lot Coverage	None	31,472 s.f. (53%)
Open Space	None	17,160 s.f.
Landscape Area	None	7,026 s.f.
Parking Spaces	188 spaces	143 spaces (24% reduction)

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [S] SE 16 th Street	5'	7.5'
Side [E]	None	0'
Side [W]	None	18.75'
Rear [N] Seminole River	None (for marinas on waterway)	8.5'

PROJECT PATH: Y:\PROJECTS\14.003 - HAMPTON INN FTL MARINA\DRAWINGS\CADENCEDOC\14-003_SITE PLAN.DWG

CORDOVA ROAD
70' RIGHT-OF-WAY(P)
ASPHALT PAVEMENT



SITE PLAN DATA TABLE			
CURRENT USE OF PROPERTY AND INTENSITY	MARINE SERVICES		
CURRENT LAND USE DESIGNATION	COMMERCIAL		
PROPOSED LAND USE DESIGNATION	COMMERCIAL		
CURRENT ZONING DESIGNATION	B-1		
PROPOSED ZONING DESIGNATION	B-1		
ZONING USE DESIGNATION PROPOSED	MARINA HOTEL		
WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE		
SITE AREA [SQ. FT. AND ACRES]	59,324 SF 1.36 ACRES		
BUILDING FOOTPRINT COVERAGE	30,849 SF		
HOTEL GROSS FLOOR AREA	109,028 GSF		
PARKING GARAGE GROSS FLOOR AREA	49,902 GSF		
TOTAL GROSS FLOOR AREA	159,330 GSF		
FLOOR AREA RATIO	2.69 FAR		
PARKING DATA			
PARKING REQUIRED:	188 PARKING SPACES REQUIRED		
1 SPACE FOR EACH GUESTROOM: 178			
1 SPACE FOR EACH 2 MARINA SLIPS: 10			
PARKING PROVIDED	143 SPACES PROVIDED		
LOADING ZONES	N/A		
MARINA SLIPS	19		
ADA SPACES	5 SPACES (INCLUDED IN 143 SPACES)		
BIKE PARKING	6 SPACES		
BUILDING HEIGHT			
MAXIMUM ALLOWABLE HEIGHT DISTRICT B-1	150'		
HEIGHT TO TALLEST PARAPET (HOTEL)	101'-11"		
HEIGHT TO LOWEST PARAPET (HOTEL)	89'-6"		
HEIGHT TO ROOF DECK (HOTEL)	83'-6"		
HEIGHT TO HIGHEST OCCUPIED FLOOR LEVEL (HOTEL)	74'-6"		
STRUCTURE LENGTH (HOTEL)	174'-0"		
STRUCTURE LENGTH (GARAGE)	202'-0"		
STRUCTURE LENGTH (COMBINED)	376'-0"		
NUMBER OF STORES	8		
SETBACK TABLE			
FRONT YARD (SOUTH)	SIDE YARD (WEST)	SIDE YARD (EAST)	REAR YARD (NORTH)
REQUIRED 5'	0'	0'	0' WITH MARINA USE
PROVIDED 7.5'	18.75'	0'	8.5'
OPEN SPACE			
VEHICULAR USE AREA [SQ. FT.]	10,142 S.F.		
OPEN SPACE [SQ. FT.]	17,160 S.F.		
LANDSCAPE PERVIOUS AREA	7,026 S.F.		
PEDESTRIAN WALKS & PLAZAS	10,134 S.F.		

Project:

HAMPTON INN & SUITES FORT LAUDERDALE MARINA

1335 SE 16TH STREET
FORT LAUDERDALE, FL 33316

REVISIONS & MILESTONES	
NO.	DESCRIPTION

DRC SET

PROJECT NO: 14.003

DRAWN BY: Cadence

CHK'D BY:

DATE: MAY 27, 2014

SCALE: 1" = 20'-0"

0

10'

20'

40'

NORTH

Architectural elevation rendering of the Hampton Inn & Suites building and its surrounding landscape. The building is a multi-story structure with a central glass-enclosed tower and wings on either side. The landscape includes palm trees, shrubs, and paved areas. Annotations on the right indicate heights: +102'-0" TOP OF TOWER, +89'-6" TOP OF BUILDING, +25'-6" TOP OF GARAGE WALL, +20'-0" GARAGE LEVEL 2, +10'-0" GARAGE LEVEL 1, and +0'-0" (6.0' NAVD) GROUND FLOOR LOBBY. Annotations at the bottom describe landscape zones: SERVICE DRIVE, OOLITE BLOCK SEATING & VEGETATION, ENTRY DRIVE (HOTEL BEYOND), STREET FRONT PLAZA TO HOTEL ARRIVAL COURT, ENTRY DRIVE (HOTEL BEYOND), SEATING PLAZA, HOTEL ENTRY & BIKE PARKING, NATIVE PALM WALK W/ OOLITE BLOCK SEATING, (PARKING GARAGE BEYOND W/ CUSTOM CABLE VINE SCREEN), GARAGE ENTRY, and NATIVE PALMS & COASTAL VEGETATION.

This architectural elevation drawing shows a multi-story building facade with a central tower and side wings. The building features a mix of light and dark grey panels and large windows. To the left of the main building is a long, low structure with a glass facade, flanked by palm trees. The foreground includes a blue body of water, a green lawn with palm trees, and a paved area. A horizontal line with arrows at both ends runs along the bottom, with labels for various site areas: MARINA WALK, PARKING GARAGE DRIVE, MARINA WALK W/ COASTAL PLANTING & OOLITE BLOCK SEATING (PARKING GARAGE BEYOND), PARKING GARAGE DRIVE, MARINA STORE, POOL DECK & (POOL BAR BEYOND), MARINA COURTYARD & WATER TAXI PAVILION, RAMP, MARINA WALK, EGRESS, MARINA WALK, and SERVICE. On the right side, vertical height markers indicate: +102'-0" TOP OF TOWER, +89'-6" TOP OF BUILDING, +25'-6" TOP OF GARAGE WALL, +20'-0" GARAGE LEVEL 2, +10'-0" GARAGE LEVEL 1, and +0'-0" (6'0" NAVD) GROUND FLOOR LOBBY.

Project: **HAMPTON INN & SUITES
FORT LAUDERDALE MARINA**
1335 SE 16TH STREET
FORT LAUDERDALE, FL 33316

[illegible]

DRC SET
PROJECT NO: 14.003
DRAWN BY: Cadence
CHK'D BY:
DATE: MAY 27, 2014
SCALE: NTS

L1-4.00



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: June 24, 2014

Project Name: Madison Fort Lauderdale, LLC / Hampton Inn & Suites

Case Number: R14031

Request: Site Plan Level III Review / Marina Hotel w/
Parking Reduction

Location: 1335 SE 16th Street

Zoning: Boulevard Business (B-1)

Land Use: Commercial

Project Planner: Jim Hetzel

Case Number:
R14031_Airport

CASE COMMENTS:

Please provide a response to the following:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 100 feet. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
- 2) A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
- 3) Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

Case Number: R14031

CASE COMMENTS:

A. Please respond to Comments 1 through 6 prior to Planning and Zoning Meeting sign off

1. Relocate the on-site storm drainage pipes conveying runoff between SE 16th Street and Seminole River. Please be advised that the City Utility Map shows the presence of two storm water drainage pipes within easements in the middle of property out-falling into Seminole River to the north of the property. Please contact City's Utilities, Mr. Kris Kmon at (954) 828-7834, concerning the procedures for relocating those utilities. Please note that the full cost of relocation of those utility and providing relevant easements shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation.
2. Meet the City's adequacy requirements with respect to services provided to the public (such as fire service, water, sanitary sewer, drainage, transportation, etc.), as per Section 47-25.2 of the City's Land Development Regulations (ULDR). The applicant's engineer shall assess potential demands and impacts on those services and prepare a design for each that utilizes (as is reasonable) any existing water, sewer, drainage, and street infrastructure to adequately serve this project. In the event inadequate infrastructure exists, the engineer must prepare a design that extends/expands to the nearest City system for the purpose of serving this development. The engineer must prepare service demand calculations for water and sewer and obtain a letter of service availability from City's utilities, Alicia Dunne 954-828-5326 or adunne@fortlauderdale.gov.
3. Show the slope of the garage ramp on the site plan.
4. Show sight triangle for the garage ingress/egress and driveways at SE 16th Street in accordance with Section 47-2.2.Q.1 of the ULDR.
5. Please discuss the purpose of the service drive. Is this area utilized for loading/unloading? If so, even though the use does not require one, the dimensions and geometric configuration of the proposed loading/unloading shall still satisfy the requirements of Section 47-20.2 of the ULDR. In addition, show typical turning template for the trucks utilizing the proposed loading/unloading area.
6. Submit a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety- (90) days prior to the date of final DRC. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey along with the survey and a copy of the title abstract shall be provided to the City. In addition, an affidavit shall be provided by the Applicant attesting that there were no additional recordings of easements or encroachments between the submitted date and ninety- (90) days prior to the final DRC date.

B. Please respond to Comments 7 through 14 prior to Final DRC sign off

7. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered civil engineer.
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all proposed system.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all pipe sizes on the plan)
 - c. Signing and marking plan

8. Convert each of the 90-degree bends in the water main to two 45-degree bends to alleviate the possibility of water hammer.
9. Provide a 10-foot by 15-foot easement for the 4-inch water main vault. Please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection (FDC).
10. Submit storm runoff calculations (for both quality and quantity), signed and sealed by a Florida registered professional engineer. The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to right-of-way and adjacent properties.
11. Show typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.
12. Show spot elevations along the perimeter (property lines) on the paving and grading plan.
13. Please study the possibility of placing the existing overhead electric wire along SE 16th Street underground.
14. Show utilities on the lighting and landscaping plans to determine the presence of any potential conflicts.

B. Respond to Comments 15 through 28 prior to Engineering Permit Approval

15. Please be advised that all proposed improvements within or adjacent to the City's right-of-way are subject to issuance of a permit from the City, as well as the execution of an agreement that authorizes the City for removing those improvements for any public purpose in the future. In addition, please note that the Applicant shall execute a maintenance agreement with the City attesting that all facilities, landscaped, and hardscaped areas within the/adjacent to the City's right-of-way will be maintained by the Applicant throughout the life of the development.
16. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
17. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKALUS@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
18. Satisfy the requirements of the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b) per the Florida Department of Environmental Protection (FDEP) criteria. Notice of Intent is required for sites with areas of one (1) acre or larger that have the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity
19. Obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Route certified calculations with Paving & Drainage plans to engineering reviewer.
20. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City, Public Services, and the utility companies to mitigate the impacts from the demolition.

21. Prepare and submit an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way, and businesses. The items to be addressed by the staging plan shall include but not limited to the following: 1) Show construction phasing (with narrative for each phase along with roadways utilized for materials delivery) and immediate boundaries of the site: dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks; 2) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors; 3) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles; 4) Show location and type of construction crane(s), including span radius; 5) Indicate the location and number of portable rest rooms, dumpsters, and trash chutes; 6) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29; 7) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code. 8) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more; 9) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase; 10) Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle; 11) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street; 12) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City; 13) Indicate where and how concrete trucks will stage during multiple yardage pours; 14) Show location and type of silt fencing for dust control; 15) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the plan; 16) Show locations of truck wash-off area and procedures, including tires and concrete chutes; 17) Indicate schedule for rout line street sweeping of periphery of construction site; and 18) Show dewatering protocol. Furthermore, please note that the City's roadway system affected (fatigued or degraded) by the construction activities for the development shall be milled and resurfaced to the City's satisfaction upon the completion of the construction.
22. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
23. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
24. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
25. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated from the basis of how many equivalent residential connections (ERC) result from the design minus existing ERCs. In the event the development team can

demonstrate existing units for credit the net fee is reduced following confirmation of any existing flows, and paid prior to the issuance of the building permit. The cost per each ERC is \$1,368 for water and \$651 for wastewater. The cost per each ERC is \$1,386 for water and \$651 for wastewater. For additional information on the said fees, contact Ms. Connie Hayman at (954) 828-5990.

26. Provide a 10-foot by 15-foot easement for the water main vault. Please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
27. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by public work staff in or near the right of way. Please contact the City Engineer's office, Scott Sundermeier at (954) 828-5262 for information concerning the lighting within the City's Right-Of-Way.
28. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.

Case Number: R 14031

CASE COMMENTS:

Please provide a response to the following:

1. No comments

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comments

Please consider the following prior to submittal for Building Permit:

1. Stairwell # 1 must conform to FBC 1027.1/NFPA 101 7.7.2.5 for exit discharge. The EXIT must be readily visible and identifiable on the level of exit discharge. The depth from exterior is not greater than 10 feet and length not greater than 30 feet. If covered?
2. Dock fire lines with hose cabinets.

Case Number: R14031

CASE COMMENTS:

Please provide a response to the following:

- 1) For parcels on a waterway, the first twenty feet of the yard fronting the waterway shall be landscaping.
- 2) The overhead utilities along SE 16 Street shall be buried to provide pedestrian scale to the building and traffic calming to the street with the accommodation of large canopy trees in the perimeter landscape area as well as the accommodation of large canopy street trees.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

- 3) Provide a separate permit application for “tree removal and relocation”.
- 4) Provide a separate permit application for “general landscaping”.

Case Number: R14031

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website: www.fortlauderdale.gov/GIS/gallery.htm).
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) Documentation from the Broward County Planning Council staff was provided verifying that the site does not require re-platting. However, applicant should contact the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Unified Land Development Regulations (ULDR) Sec. 47-27).
- 5) The proposed project is subject to City Commission Request for Review. The development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. *Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned (i.e. Power Point) to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project case planner for more information (954) 828-5019.*
- 6) Pursuant to ULDR Section 47-18.16.C, Hotels, hotel rooms shall be a minimum of 120 square feet in gross floor area exclusive of bathrooms, toilets, and closet. Provide breakdown of square feet for each hotel room type.
- 7) Pursuant to ULDR Section 47-19.3, boat slips, docks, boat davits, hoist, and similar mooring structures, additional information is needed to determine compliance with ULDR for the improvements to the proposed docks with consideration given to the use of floating docks. In addition, the following should be addressed prior to Planning and Zoning Board submittal:
 - a. Obtain sign-off from Andrew Cuba, Manager of Marine Facilities (954-828-5236).
 - b. Obtain an approval letter from the Broward County Environmental Protection and Growth Management Department for construction of new docks (954-519-1266).
- 8) Pursuant to ULDR Section 47-20.3.A.5, Parking reduction criteria, additional information is needed to evaluate the parking reduction request. Please coordinate with Transportation & Mobility Representative and address the following in addition to any other comments relative to the parking study:
 - a. Documentation from Water Taxi confirming a stop at this location.
 - b. Ridership data from Water Taxi regarding similar stops where there is a hotel/marina as a comparison analysis.
 - c. Clarification on intent to provide parking for the marina use when applicant is stating marina use is a form of alternative transportation that reduces the need for parking.
 - d. Anticipate schedule, operation, and distance limitations for the hotel shuttle van.

Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.

- 9) Pursuant to ULDR Section 47-20.14, Lighting of parking facilities, provide values on photometric plans for the top level of garage and ensure compliance with 47-20.14.E regarding light shields. Please provide details. Garage internal lighting fixtures and glare cannot be visible from neighboring properties. Consider reduced height of poles due to proximity of the project nearby residential area and waterway.
- 10) Pursuant to ULDR Section 47-22, Sign requirements, proposed signage must comply with code regulations and will require separate permits.
- 11) Pursuant to ULDR Section 47-23.8, Waterway use, please address the following:
 - a. Buildings and land uses shall be designed to protect and enhance the scenic quality and tranquility of the waterway. Demonstrate how this is being achieved with this project.
 - b. A twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. Proposed encroachment into the 20' landscape area will require approval by the Planning and Zoning Board.
- 12) Pursuant to ULDR Section 47-25.3, Neighborhood compatibility requirements, control of appearance, project shall protect the character of the abutting residential area from the visual impact of the project with special attention given to building mass, scale, and design. Examine the possibility of architectural enhancements on the northern façade such as balconies, decorative awnings, etc. Staff can provide visual examples at DRC meeting.
- 13) Provide the following changes on site plan:
 - a. Indicate all utilities (both above and below ground) that would affect the proposed footprint and landscape plan. Overhead lines should be placed underground. If the lines cannot be placed underground provide documentation from FP&L indicating such
 - b. Indicate location of trash receptacles / dumpsters on site plan; discuss any anticipated recycling program to be used at the site.
 - c. Identify and label all site features.
- 14) Pedestrian connectivity with certain streetscape improvements near and adjacent to the site is imperative to creating a safe, pedestrian-friendly environment to and from the project. Improvements such as pedestrian crosswalks with pavers, sidewalk improvements, illuminated solar-powered crosswalk signs with in-pavement LED markers, etc. should be evaluated. Please coordinate with Transportation & Mobility Representative.
- 15) Consider active uses for the ground floor of the garage to activate the street level.
- 16) Provide spot elevations of the parapet wall and roof to verify adequate screening of mechanical equipment and to illustrate how equipment will be screened or shielded from view.
- 17) Please be advised that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.

- 18) For additional information regarding the incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 19) Sheet LO-1.00 indicates a 6 foot high wall along the western property line and Sheet 2A-01 indicates the same wall at 8 feet in height. Clarify height.
- 20) Provide information on the 15 foot storm pipe drainage easement. As proposed, the building is located on top of the easement.
- 21) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Consider installation of a B-cycle bike-sharing station as an amenity for hotel patrons, which may also assist in parking reduction justification. Contact Bob Burns, President, B-cycle (940-478-2191) bburns@bcycle.com, to determine potential.
 - b. Pursuant to Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks improvements, pedestrian crossings, and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transportation and Mobility staff may have specific recommendations regarding this matter and variety of options can be discussed at the DRC meeting.
- 22) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
- 23) Consider employing green building practices throughout the project including, but not limited to EV charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels, green roofs, high SRI for hotel rooftop and top level of garage, and participating in the Florida Green Lodging Program (www.dep.state.fl.us/greenlodging).

General Comments

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 24) Additional comments may be forthcoming at the DRC meeting.
- 25) Provide a written response to all DRC comments within 180 days.
- 26) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5019) to review project revisions and/or to obtain a signature routing stamp.
- 27) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5255) to obtain his signature on the final DRC plans.
- 28) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receive approval from the Building Service Department's DRC Representative.

Case Number: R14031

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service.
6. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor.
7. Containers: must comply with 47-19.4
8. Draw equipment on plan to show it will fit in trash room.
9. Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to lcronk@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated at the hotel and how container requirements will meet proposed capacity.
 - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

NONE – Signature NOT required.

Case Number: R14030

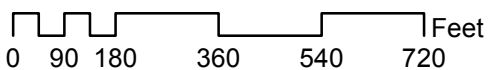
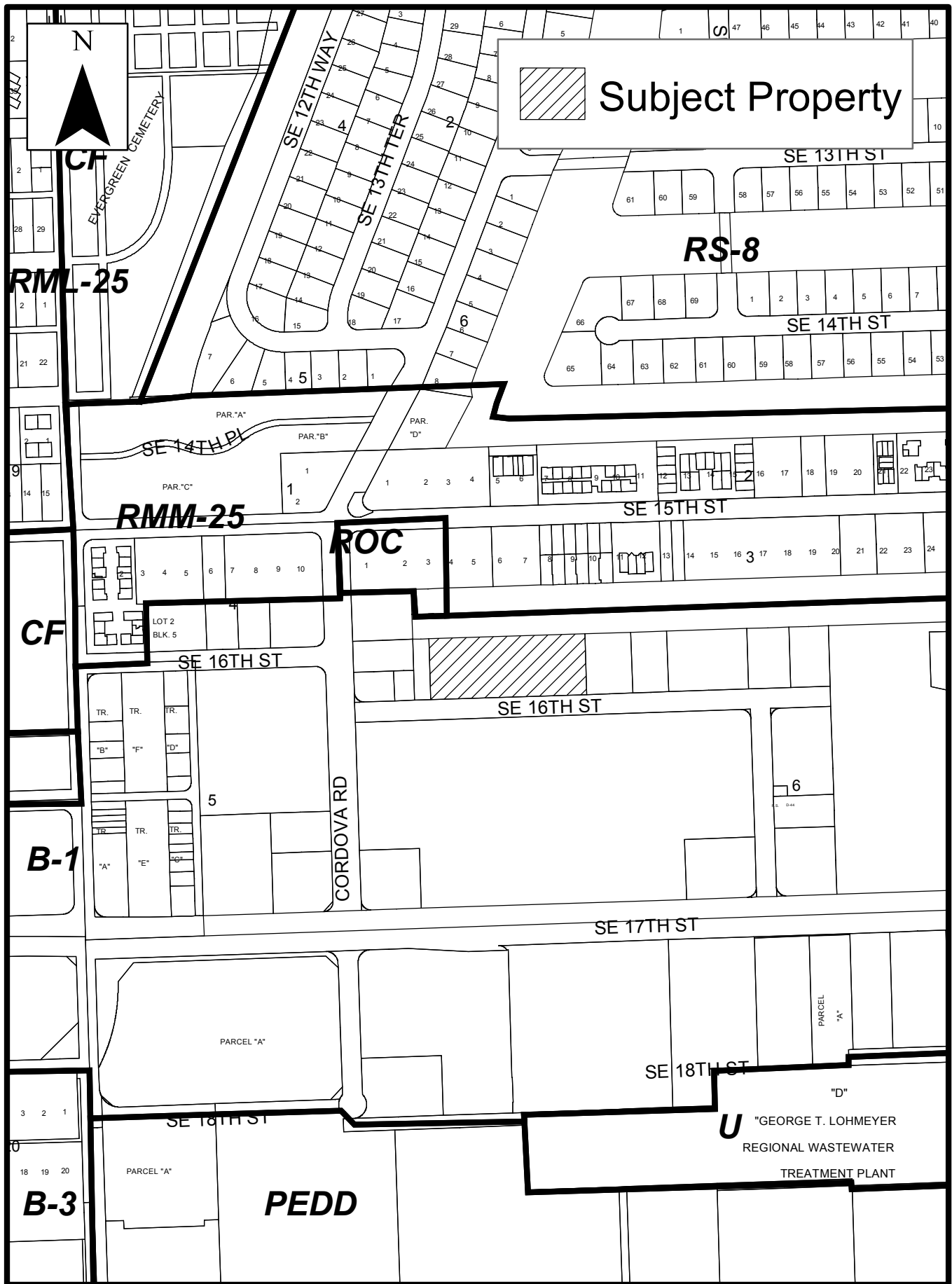
CASE COMMENTS:

1. Integrate multimodal improvements including bicycle racks.
2. Ensure all sidewalks are ADA-compliant and unobstructed.
3. A traffic and parking meeting is needed to discuss traffic mitigation measures and parking methodology.
4. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Designing and implementing sustainable materials, bicycle and pedestrian facilities, and electric charging stations should be considered in all site designs.
2. Contact Alia Awwad at 954-828-6078 or aawwad@fortlauderdale.gov to set up an appointment for final plan approval.



R14031